



**PLANNING  
AND ZONING  
AGENDA  
Revised 7/17/07**

**PUBLIC HEARING - THURSDAY, JULY 19, 2007 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

	RICH ADAMS, Chair	
PAT ESPARZA, Vice Chair		FRANK MIZNER
KEN SALAS		JARED LANGKILDE
RANDY CARTER		CHELL ROBERTS

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the August 13, 2007 City Council meeting. At that time, City Council will establish August 27, 2007, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at [www.cityofmesa.org](http://www.cityofmesa.org) prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. **CONSIDER THE MINUTES OF THE JUNE 19, AND JUNE 21, 2007, STUDY SESSION AND REGULAR MEETINGS:**

**CONSENT AGENDA**

- B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (\*) will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

- C. **CONSIDER AND TAKE ACTION ON THE FOLLOWING CASE(S):**

- \*1. **Z07-78 (District 5)** 2759 North Val Vista Drive. Located at the southeast corner of Val Vista Drive and McDowell Road (2.62 ± ac.). Site Plan Modification. This request will allow the development of an assisted living facility. Jennifer Hassan, owner/applicant.

**STAFF PLANNER:** Rob Dmohowski

**Staff Recommendation:** Approval with Conditions.

**P&Z Recommendation:** Approval with Conditions.

- \*2. **Z07-79 (District 4)** 342 West Baseline Road. Located north and east of Baseline Road and Country Club Drive (1.73± ac.) Site Plan Modification. To accommodate the development of a restaurant with a drive-thru and a retail shell building. David Luo, CFT Developments, LLC, owner; Ward Hollon, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

D. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING ZONING CASES:

1. **Z07-43 (District 6)** 8659 East Pecos Road. Located south and east of Hawes Road and Pecos Road (10.59± ac.). Rezone from AG to O-S-PAD and M-1-PAD for the remainder of the site, and Site Plan Review. This request will allow for the development of an office/warehouse development. Jeff Phillippe, Pecos 77, LLC, owner; Reese Anderson, Pew & Lake, PLC, applicant. Also consider the preliminary plat of "Pecos 77 Business Park". **CONTINUED FROM THE MAY 17, 2007 AND JUNE 21, 2007 MEETINGS.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*2. **Z07-62 (District 5)** 3941 North Higley Road. Located north and east of Thomas Road and Higley Road (5.5± ac.). Rezone from M-1 to M-1-PAD and Site Plan Review. This request will allow the expansion of a cabinet shop and construction of an associated parking field. Roger Understiller, Burdette Property, LLC, owner; Design Professionals, LLC, John C. Manross, applicant. **CONTINUED FROM THE JUNE 21, 2007 MEETING.**

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Continuance to the August 16, 2007 meeting.

3. **Z07-75 (District 5)** 3820 North Hawes Road, APN 219-18-008A. Located north of Thomas and Hawes Roads (west side) (1.5 ± ac.) Site Plan Review. To accommodate the future development of a single residence. JCA Holdings LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*4. **Z07-76 (District 6)** 3225 South Power Road. Located south of Guadalupe Road on the east side of Power Road (14.72± ac.). Rezone from R1-43 to M-1 PAD and Site Plan Review. This request will allow the development of an industrial/office complex. Frank Warren, Newport Builders, owner; Thomas D. Bohlen, Oracle Architecture & Planning, applicant. Also consider the preliminary plat of "Newport Industrial Plaza".

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*\*5. Z07-77 (District 5)** 1460 North Alta Mesa Drive. Located south of McKellips Road and west of Recker Road (7.04 ± ac.). Rezone from R-2 PAD DMP to R1-6 PAD DMP and Site Plan Review. This request will allow the development of a townhouse community. John Perkinson, Perkinson Investment Corp., owner; Dorothy Shupe, Dreamcatchers Planning & Design, LLC., applicant. Also consider the preliminary plat of "Clubhouse Village at Alta Mesa".

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*6. Z07-80 (District 5)** The 8000-8100 blocks of East Brown Road. Located south and east of Brown Road and 80<sup>th</sup> Street (4.52± ac.). Rezone from R1-9 (conceptual O-S) to O-S, and Site Plan Review. To accommodate the development of an assisted living facility and an office building. Gary Crosby, Crosby Enterprises, Inc., owner/applicant.

STAFF PLANNER: Jennifer Griffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- 7. Z07-81 (District 5)** 1202 North Power Road (west side). Located on the northwest corner of Brown Road and Power Road (1.9± ac.). Rezone from R1-9 to C-1, Council Use Permit and Site Plan Review. This request will allow the development of a convenience store with fuel pumps. John Ortle & David Sleater, owners; David Cisiewski, Law office of David Cisiewski, PLLC, applicant.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

**E. CONSIDER THE FOLLOWING GENERAL PLAN AMENDMENTS AND RELATED ZONING CASE:**

- \*1. GPMInor07-11 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road. General Plan Minor Amendment on from Business Park to Medium Density Residential 6-10 du/acre (20± acres) and Neighborhood Commercial (14± acres). This request will allow the development of a mixture of multi-family, retail, office and hotel uses as part of the Business Park Area of the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant. **COMPANION CASE Z07-74**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the August 16, 2007 meeting.

P&Z Recommendation: Continuance to the September 20, 2007 meeting.

- \*2. **Z07-74 (District 5)** Parcel 51 at Las Sendas. The 7100 and 7200 blocks of East McDowell Road (north side). Located east of Power Road on the north side of McDowell Road (50± ac.). Rezone from R1-90 DMP to R-2, C-2 and PEP, all part of a P.A.D. overlay and The Las Sendas Development Master Plan. This request will allow the development of a mixture of multi-family, retail, office and hotel uses as part of the Business Park Area of the Las Sendas Development Master Plan. JCA Holdings, LLC, Chris Arnold, owner; Reese Anderson, Pew and Lake, PLC, applicant. Also consider the preliminary plat.  
**COMPANION CASE GPMInor07-11**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to the August 16, 2007 meeting.

P&Z Recommendation: Continuance to the September 20, 2007 meeting.

F. CONSIDER THE FOLLOWING PRELIMINARY PLAT(S):

- \*1. **“DeJong Industrial Park” (District 6)** Southeast corner of 80<sup>th</sup> Street and Paloma Avenue. Northwest of Hawes Road and Elliot Road. (35.72± ac.) This request will allow for the development of a 17 lot industrial subdivision. Pete DeJong, DeJong Investment Group, owner; Stuart Rayburn, RCC Design Group, applicant.

STAFF PLANNER: Joshua Mike

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

G. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING CODE AMENDMENTS:

- \*1. Consider an amendment to the City of Mesa Zoning Ordinance, Sections 11-4-3 (D) and Section 11-5-4 (A) relating to Office Uses in Level 1 Historic Structures.

STAFF PLANNER: Stephanie Brüning

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

- \*2. Amending Sections 11-1-6, 11-5-3, and 11-6-3. The amendment is proposing to amend, modify or delete language for the existing definition of “Supervised Living Facilities (SLFs)” and possibly replace it with a definition for “Transitional Correctional Facilities (TCFs).” The amendment would also revise Sections 11-5-3 and 11-6-3 with regard to permitted uses in the R-4 and Commercial Zoning Districts, permitted locations of SLF/TCFs and required spacing between similar SLF/TCF land uses.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the September 20, 2007 meeting.

P&Z Recommendation: Continuance to the September 20, 2007 meeting.

H. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING GENERAL PLAN AND CODE AMENDMENTS:

1. **GPMInor07-12 (Citywide)** Text Amendment to the Mesa 2025 General Plan. (All Council Districts). Minor General Plan Amendment to add a new land use category titled “Mixed Use/ Community”.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Continuance to the August 16, 2007 meeting.

P&Z Recommendation: Continuance to the September 20, 2007 meeting.

2. Review and discuss a proposed amendment to the City of Mesa Zoning Ordinance to add a new zoning district entitled "PC – Planned Community". The proposal would amend Section 11-2-1 by adding a new category of land use districts, "Mixed Use", and include PC – Planned Community as one of the districts under that category; and may amend Chapter 11-18, as needed, to facilitate the processing and administration of this proposed zoning district. It will also add a new chapter, 11-9.1, and associated sections, as needed, to fully describe the purpose and intent; administration, processing and implementation; and any associated land use, building form, design and/or site planning requirements, as needed, to implement this proposed zoning district.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the August 16, 2007 meeting.

P&Z Recommendation: Continuance to the August 16, 2007 meeting.

**Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at [www.cityofmesa.org](http://www.cityofmesa.org)**

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